083.0	0001	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,300 / 657,300
					USE VALUE:	657,300 / 657,300
					ASSESSED:	657,300 / 657,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		BRANCH AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREEN ADAM M/LAURA A
Owner 2:	GREEN JENNIFER G
Owner 3:	
Street 1:	2 BRANCH AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DURANTE ALBERT V--ETAL -
Owner 2:	DURANTE FRANCES L/EST -
Street 1:	2 BRANCH AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,424 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1402 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5424.000	248,900	500	407,900	657,300
Total Card	0.125	248,900	500	407,900	657,300
Total Parcel	0.125	248,900	500	407,900	657,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 468.83 | /Parcel: 468.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 51758
GIS Ref
GIS Ref
Insp Date 12/01/08

!6744!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,900	500	5,424.	407,900	657,300	657,300	Year End Roll	12/18/2019
2019	101	FV	205,100	500	5,424.	402,100	607,700	607,700	Year End Roll	1/3/2019
2018	101	FV	205,100	500	5,424.	308,800	514,400	514,400	Year End Roll	12/20/2017
2017	101	FV	205,100	500	5,424.	291,400	497,000	497,000	Year End Roll	1/3/2017
2016	101	FV	205,100	500	5,424.	268,100	473,700	473,700	Year End	1/4/2016
2015	101	FV	194,000	500	5,424.	250,600	445,100	445,100	Year End Roll	12/11/2014
2014	101	FV	193,100	500	5,424.	230,800	424,400	424,400	Year End Roll	12/16/2013
2013	101	FV	193,100	500	5,424.	230,800	424,400	424,400		12/13/2012

PRINT

Date	Time
12/10/20	21:28:08

LAST REV

Date	Time
05/14/14	12:26:31

philc

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6744

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURANTE ALBERT	1347-38		11/27/2007		434,000	No	No		
DURANTE ALBERT/	1115-37		9/7/1993		1	No	No		F

USER DEFINED

Prior Id # 1:	51758
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/26/2013	1739	Redo Bat	11,340	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/14/2014	External Ins	PC	PHIL C
2/3/2014	Info Fm Prmt	EMK	Ellen K
12/3/2008	MLS	MM	Mary M
12/1/2008	Meas/Inspect	189	PATRIOT
2/10/2000	Inspected	264	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5424		Sq. Ft.	Site		0	70.	1.07	6									407,905						407,900	

Total AC/HA: 0.12452 | Total SF/SM: 5424 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 407,905 | Spl Credit | Total: 407,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99960202
Adj $ / SQ:	175.430
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	360685
Depreciation:	111812
Depreciated Total:	248873

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

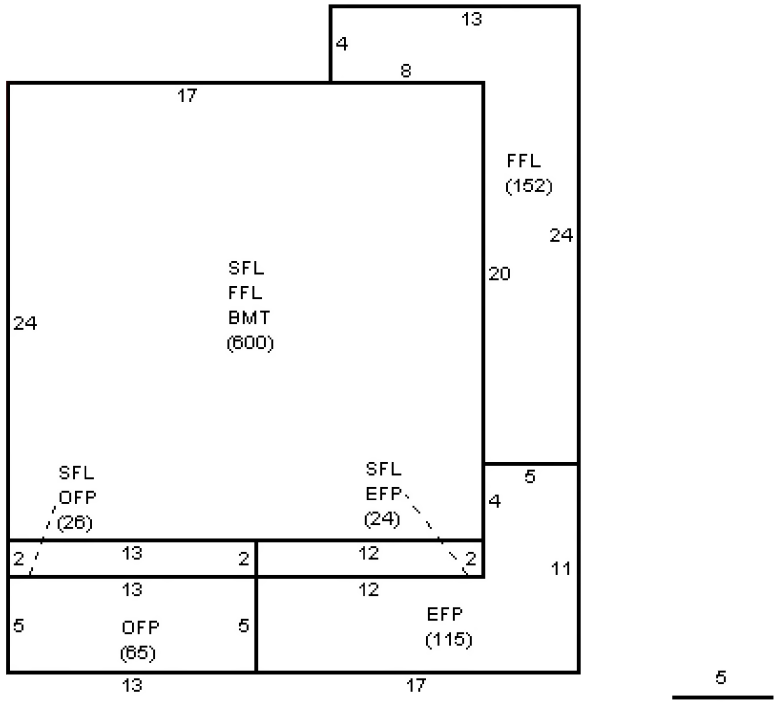
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	175.43
Special Features:	0	Val/Su Net:	111.51
Final Total:	248900	Val/Su SzAd	177.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	752	175.430	131,923
SFL	Second Floor	650	175.430	114,030
BMT	Basement	600	52.630	31,577
EFP	Enclos Porch	139	46.790	6,504
OFP	Open Porch	91	34.620	3,150

Net Sketched Area:	2,232			Total:	287,184
Size Ad	1402	Gross Are	2232	FinArea	1402

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X20	A	AV	1975	4.59	T	35.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc